

## INTRODUCTION

### A. PURPOSE

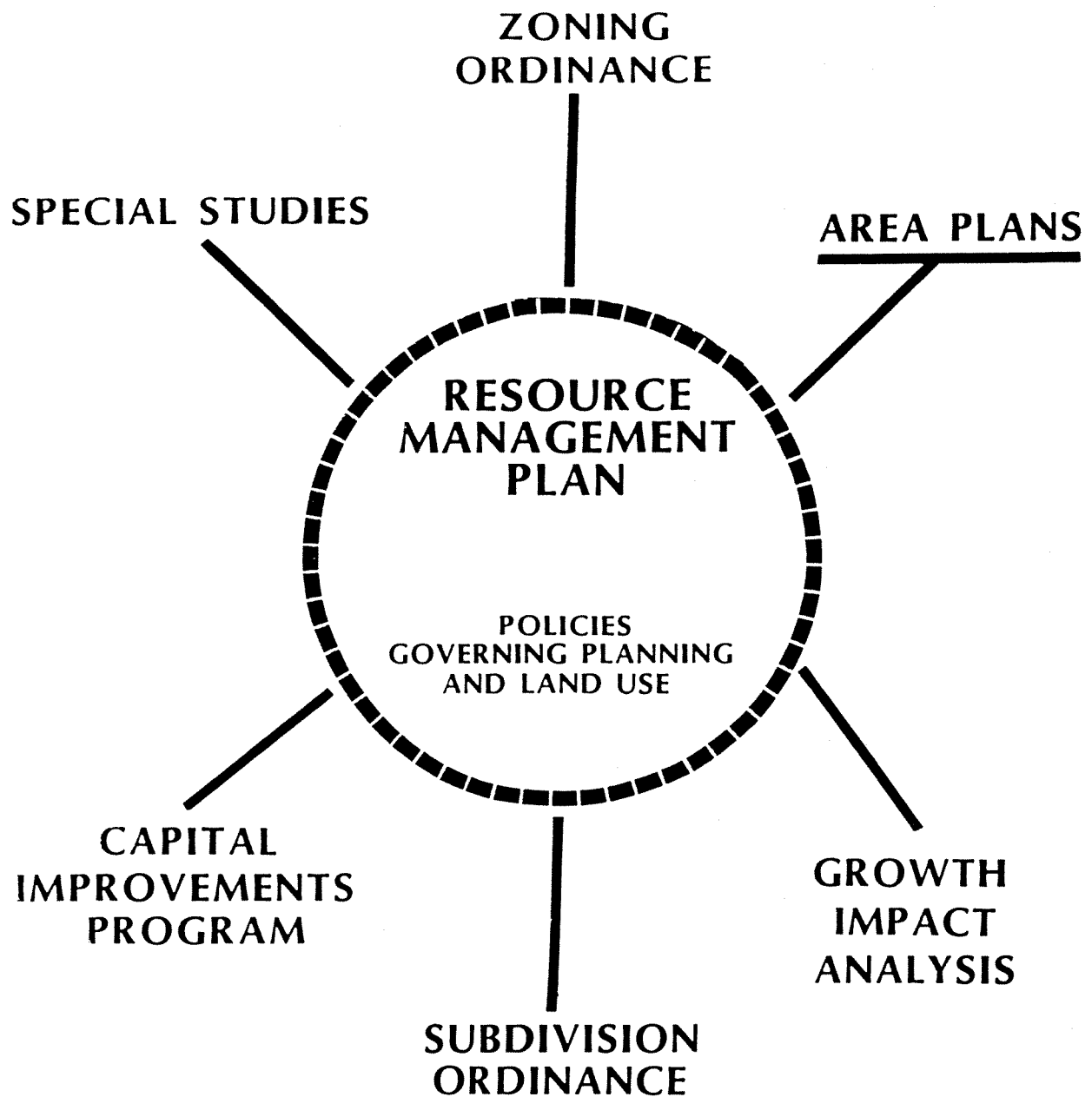
The Dulles North planning area lies largely between Route 659 and Route 28 and between Dulles Airport and the Potomac River, an area of nearly 34 square miles or approximately 22,000 acres primarily in the Broad Run watershed (*See Figure 1, page 2*). The Dulles North area is crossed by central water and sewer lines and while not served by an internal road system capable of handling suburban traffic, it is served by two arterial roads, Route 7 and Route 28 on the northern and eastern edges of the planning area. Because of the central sewer and water availability, the northern portion of the area is attracting employment and residential development pressure and much acreage is likely to be proposed for zoning changes in the near future. The Dulles North area is greatly influenced by the presence of Washington Dulles International Airport and a large portion of the area will be subject to increasingly louder ambient noise levels as the airport operations are expanded. The search for appropriate development patterns, given such ambient noise levels, was a major task of this plan. Since the existing internal road network of the area could not sustain even moderate residential and employment growth, a largely new road network was designed. The purpose of this document is to present the existing conditions and trends in force within the area and establish goals and policies to guide growth in the future.

### B. PLANNING PROCESS

#### Overall County Process:

The County's comprehensive planning program provides the basis for land use and zoning decisions and consists of several related elements. The initial plan that provides an overall framework for all subsequent plans is the Resource Management Plan adopted in 1979. The RMP consists of general goals and policies that apply to the entire County. Area Plans are specific land use plans for particular areas or communities (*See Figure 2, page 3*). In them, the RMP goals and policies and their implications for land use are examined in detail and more detailed area specific guidelines based on the RMP are established. To date, the County has adopted the Eastern Loudoun Area Management Plan, the Leesburg Area Management Plan and the Rural Land Management Plan. Figure 3, page 4, illustrates the geographical boundaries and current work program of the various Area Plans.

A very strong County policy advocates citizen and community participation in the formulation of the area land use plans. Since these plans affect the overall character of a specific area, its housing types and densities, the construction of major roads and utilities and the placement of public facilities such as schools, libraries and community centers, it is appropriate that local and interested citizens should compile the initial draft of a plan. The citizen committee drafting process took eight months and the subsequent Planning Commission review and revision required two months. The Commission certified its plan to the Board of Supervisors on February 27, 1985. The Board of Supervisors in its turn adopted the major part of the plan on October 7 and its noise component and plan map on October 21, 1985.



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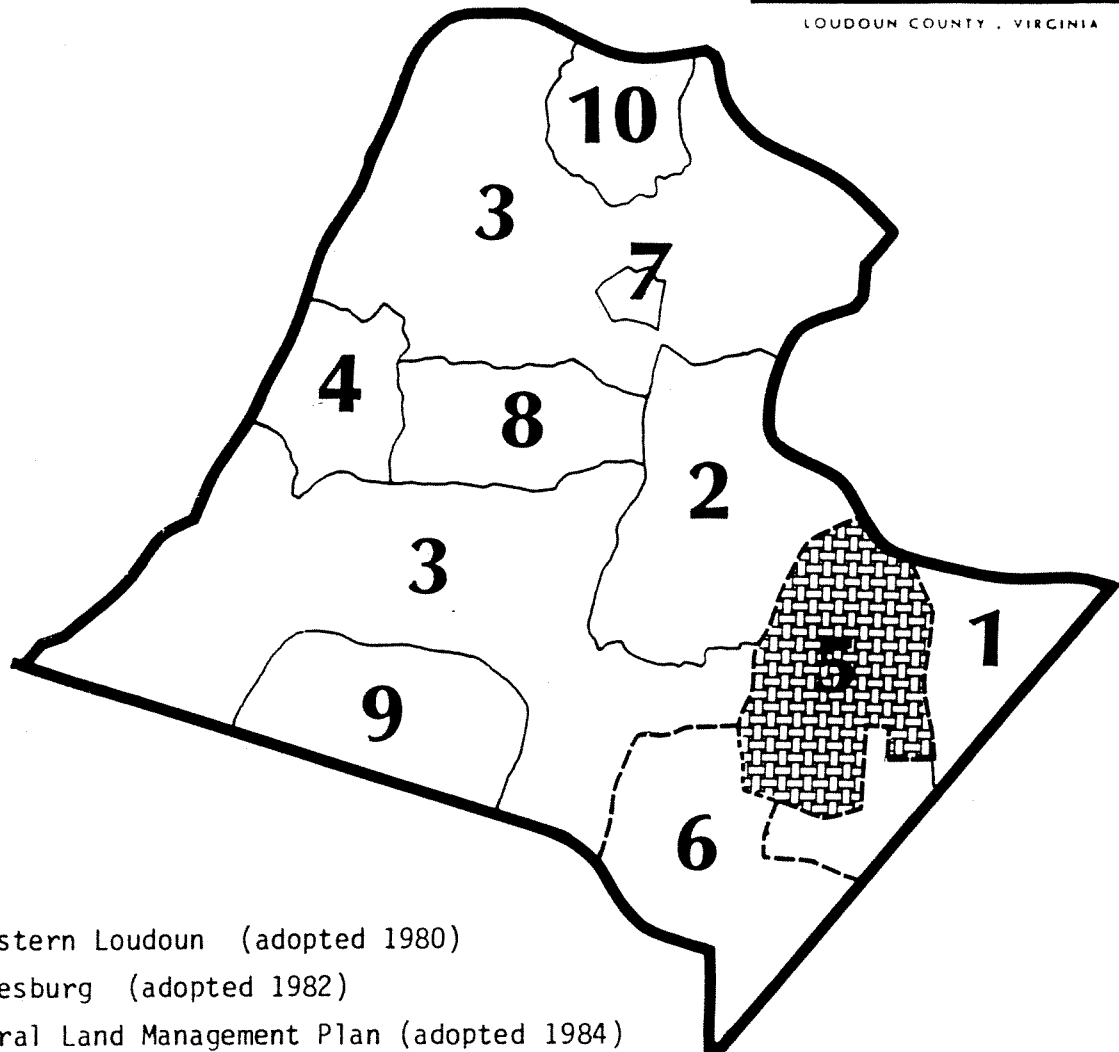
## COMPREHENSIVE PLAN ELEMENTS

FIGURE 1

The Resource Management Plan forms the core document of the county planning program. Special Studies and Area Plans provide detailed guidance in specific areas of the County, while the Zoning and Subdivision Ordinances and the Capital Improvements Program are tools used to implement the County planning program.

## DULLES NORTH

LOUDOUN COUNTY, VIRGINIA



1. Eastern Loudoun (adopted 1980)
2. Leesburg (adopted 1982)
3. Rural Land Management Plan (adopted 1984)
4. Round Hill (draft)
5. Dulles North (adopted 1985)
6. Dulles South
7. Waterford (draft)
8. Purcellville - Hamilton
9. Middleburg - St. Louis
10. Lovettsville

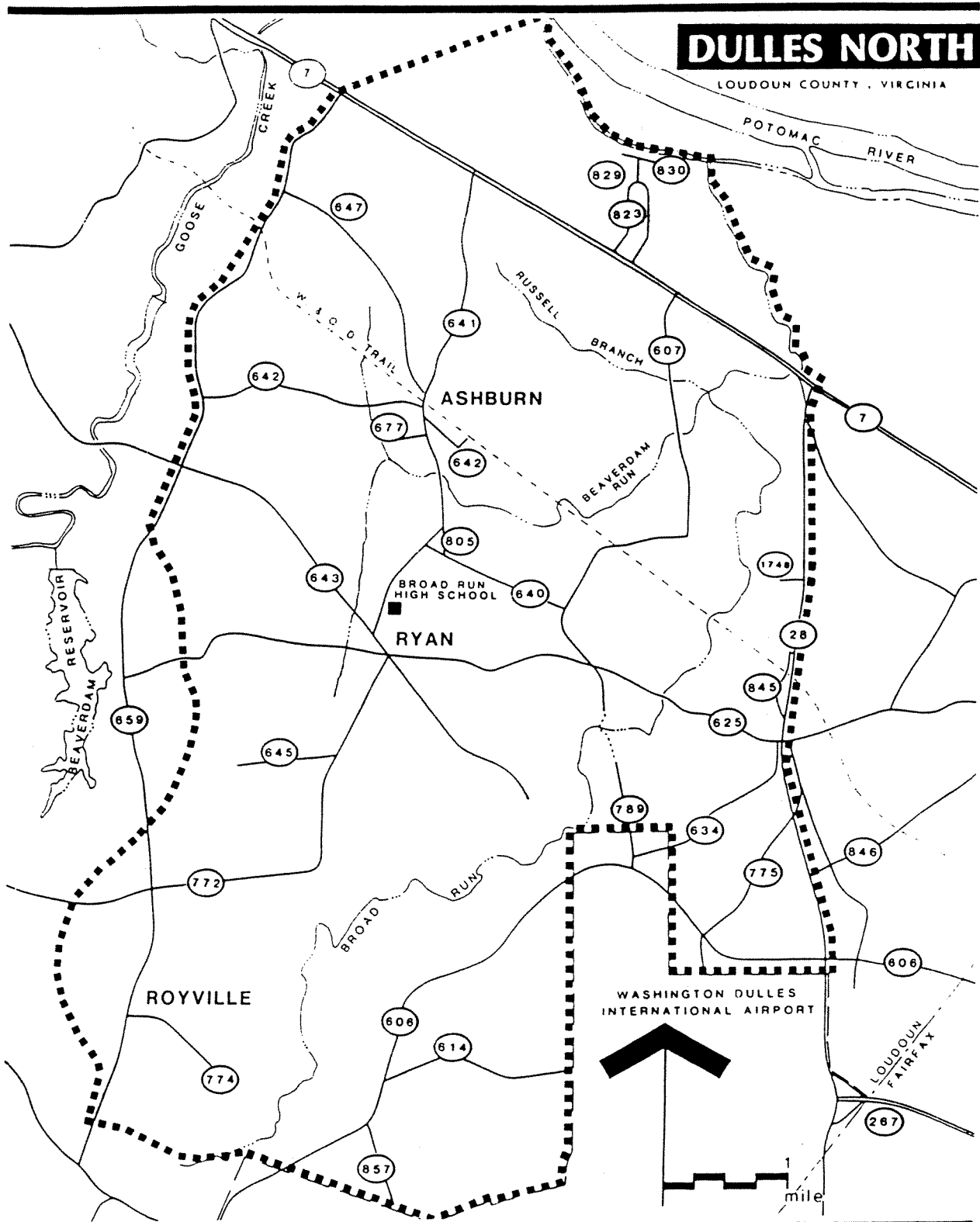
### AREA PLAN SEQUENCE

### FIGURE 2

OCTOBER 21, 1985



DULLES NORTH PLANNING AREA



**BASE MAP**

**FIGURE 3**

OCTOBER 21, 1985

..... PLANNING AREA BOUNDARY

**C. PLAN DIVISION**

In order to hasten adoption of important goals and policies needed for the review of major land use proposals in the new year, the Dulles North Plan has been divided into two components or phases. Table 1 shows the structure of the total plan when completed while the asterisk against items 1, 2, and 3 indicates those components contained in this document, the first phase of the completed plan.

<b>TABLE 1</b>	
<b>DULLES-NORTH PLAN STRUCTURE</b>	
*1.	Inventory and Analysis of Growth Options.
*2.	Plan Goals
*3.	Plan Policies
4.	Zoning Implementation
5.	Program Implementation
6.	Transportation Implementation
7.	Capital Improvement Implementation

Table 1 shows that this document or first phase of the complete plan is predominantly concerned with the identification and adoption of both major area goals and the strategic policies needed to achieve such goals. Phase II, the subsequent component of the plan, will address the many phasing, land use, zoning, capital improvement and transportation programs which will be required to implement adopted policies in order to realize County goals.